

MEETING MINUTES

CAPITAL CENTER COMMISSION

**April 14, 2005
12:00 Noon**

**First Floor Theater
30 Exchange Terrace
Providence, RI**

1. Roll Call

Chairman Gardner called the meeting to order at 12:15 PM. Members present included Chairman Leslie A. Gardner, Merlin DeConti, Guy Abelson, Steve Daniels, Steve Durkee, Barry Fain, Wil Gates, Duncan Johnson, Barry Preston, Robert Reichley, Stanley Weiss, and Councilwoman Rita Williams.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Nick Iselin and Rich Libardoni, Intercontinental Development; James Gray and Jonathan Cardello, ADD Inc.; Ron Chrzanowski, Capital Properties, Amy Vitale, Partridge, Snow & Hahn, Inc.; Chris Marsella, Marsella Development; Cathleen Crowley, Providence Journal.

2. Meeting Minutes

2.1 Approval of Commission Minutes of November 18, 2004

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of November 18, 2004.

2.2 Acceptance of Design Review Committee Minutes of November 9, 2004, March 15, 2005, and March 29, 2005

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of November 9, 2004, March 15, 2005 and March 29, 2005.

3. Report of the Executive Director

The Executive Director referenced a New York Times article concerning the increasing costs of construction and the impact on projects. She also updated the Commission on the status of various projects.

Chairman Gardner then requested that the Commission move to item # 9, Parcel 2, because the presenters had a 1PM meeting with the City. The Commission concurred.

9. Parcel 2: Request for Approval of Design Modifications

Presenter: Nick Iselin, Intercontinental Development

Chairman Gardner noted that the developer has met with the Design Review Committee on March 15, 2005 and again on March 29, 2005. As a result of market

conditions, the project has been modified to condominiums, rather than apartments. This change has necessitated some design changes to the project, which the Design Review Committee recommended for approval at its meeting of March 29th.

Mr. Iselin reviewed the status of the project. He stated that as a result of changing from apartments to condominiums several modifications have been made. The project now has 193 condominium units. The major change is the addition of balconies and the changes to some of the existing balconies. There is a significant change to the balconies facing Waterplace Park. Also, balconies have been added to the interior of the courtyard. Due to changes in the unit types and configuration, some of the existing balconies have changed. There are now intermittent, rather than regular stacked balconies, in four places. This is because there are now some two-level units. With respect to the interior courtyard, the vehicular area has been widened for fire trucks. Also, along the river, the notched edge has been filled in. At the B Building, the pool has been removed and the terrace area changed to include some private terraces. There are also some minor changes to the mechanical penthouse.

Mr. Cardello then reviewed the requested modifications in more detail.

- (1) Parking Entry: Mr. Cardello noted that previously the parking entry along Exchange Street was three lanes; this has now been reduced to two lanes. Therefore, the opening has been reduced proportionately.
- (2) Plaza: Mr. Cardello noted that the radius of the turnaround area has been widened, but the design has not changes. As a result some of the sidewalk areas will be narrowed.
- (3) Changes to Massing: (a) Exchange Street. Here the frame used to have a recess. Now it comes forward as a bay. This is to accommodate the larger units required for condos. Also, because of the change to some two-level units, there is now a skipping of balconies along this face. (b) River side: There used to be a notch area facing the river. Mr. Cardello stated that when the balconies were added, there was too much conflict between the notch and the balconies. Removing the notch simplified this face of the building. (c) Waterplace. More balconies have been added along the Waterplace façade in order to give residents the maximum opportunity to occupy space along the water. (d) Courtyard: Balconies have also been added in the plaza, becoming a focal point when a person enters the plaza from Stillman Street.
- (4) Waterplace Façade: Mr. Cardello stated that there was a slight bend in the building. This has now been straightened, with the balconies becoming the focal point. These balconies are not in a rigid pattern on the façade.
- (5) Building B: The pool has been eliminated. Mr. Cardello stated that because of egress issues, some private terraces have been created. There will be a smaller terrace open to all building residents.
- (6) Arriscraft: Mr. Cardello noted that the arriscraft module was 12"x12". However, this is now being changed to as 12"x24" module due to cost reasons. It will have the same color range and quality. It will be tested in a field mock-up for color mix.

Mr. Iselin noted that the team is working with the City on various easements and that the CRMC approval should then follow. A groundbreaking is now scheduled for May 9th.

Mr. DeConti asked about grooves in the arriscraft. Mr. Cardello stated that the team thought that grooves would be too distracting. Mr. Durkee said it was too bad to lose the pool and the crease in the building. Mr. Iselin stated that the pool was a code egress issue. Mr. Cardello noted that the project has the same proportions as previous presentations. Mr. Preston asked about the color variations in the stone panels. He noted that the key is in the selection of the range so as not to be a checkerboard. Mr. Cardello noted that the color range has not changed from the previous approval. Mr. DeConti asked about the size of the module. Mr. Cardello stated that there is substantial cost savings to the larger module. To do a 15"x16" would have been a custom cost. Mr. Durkee asked about size variation, perhaps to have some 4" bands. Mr. Gray stated that it comes in 24" lengths. Mr. Preston asked if the team would be constrained in starting by any pre-selling. Mr. Iselin stated that they have funding to start the garage and that presales are not a requirement for starting. Mr. Durkee asked about river walk accessibility. Mr. Iselin stated that he has met with the City and with Barnaby Evans. He stated that keeping the river walk open presented construction liability issues. He said that with the City they are looking at traffic flow mitigation. Mr. Iselin stated that the river walk would be closed at least two seasons, and they would make every attempt to have it open for the following season. Mr. Abelson stated that he is Chair of the Waterfire Board and that they have looked at this issue and are satisfied with the solution.

Wilfrid Gates, Chairman of the Design Review Committee stated that the DRC has met with the developer and are satisfied that most of the requested changes have to do with the change from apartments to condominiums. He stated that the DRC feels that the requested changes will not result in a diminution in quality and are equally acceptable and desirable. He stated that the DRC recommends approval.

The motion was duly made, seconded and unanimously passed to approve the requested design changes to Parcel 2, as presented.

4. Capital Center Commission Membership

Chairman Gardner introduced and welcomed Guy Abelson as the Mayor's newest appointee. She noted that Mr. Abelson's term will expire on June 30, 2008.

5. Appointment of Design Review Committee Member

Chairman Gardner noted that Mr. Goodman's departure has left a vacancy on the Design Review Committee and that Mr. DeConti has graciously agreed to serve.

The motion was duly made, seconded and unanimously passed to approve the appointment of Merlin DeConti to Design Review Committee for a term expiring on June 30, 2008.

6. Design Consultant Contract

The Executive Director noted that this item is not yet ready to bring before the Commission.

7. Parcel 1: Request for Extension of Approval of Temporary Signage

Chairman Gardner noted that on May 13, 1999, the Capital Center Commission granted temporary approval for the pylon sign at the corner of Memorial Boulevard and Exchange Street. This approval has been extended five times, with the most recent extension expiring on May 13, 2005. She stated that the developer is seeking a one-year extension to this approval and has paid the interim signage fee.

The motion was duly made, seconded and unanimously passed to extend the approval for the temporary pylon sign for one year through May 13, 2006.

8. Parcel 6: Request for Extension of Certificates of Approval

Chairman Gardner noted that the certificate of approval and certificate of approval for deviations for the original Parcel 2 design was originally issued on November 13, 2003. This approval expires after one year if the developer has not received a building permit. Mr. Chrzanowski updated the Commission on the status of this project.

She stated that in November 2004, the Commission extended these approvals for a six-month period. Mr. Roth is requesting an additional six-month extension to the original design and has paid the extension fee.

The motion was duly made, seconded and unanimously passed to extend the Certificate of Approval and Certificate of Approval of Deviations for Parcel 6 for a six-month period, expiring on November 13, 2005.

10. New Business

Chairman Gardner referenced the resolutions for Mr. Ken Dulgarian and Mr. Jay Goodman and expressed the Commission's appreciation for all their dedication and hard work over the years. The motion was duly made, seconded and unanimously passed to adopt the resolutions of appreciation for Mr. Dulgarian and Mr. Goodman.

Mr. Gates, as Chairman of the DRC noted that the Committee would be reviewing the GTECH mock-up at its meeting on Tuesday, April 19th and invited interested Commission members to attend. He also noted that the DRC would also be meeting on Thursday, April 21st to review the Westin proposal.

11. Adjournment

The meeting was adjourned at 12:50 PM.

Robert Reichley